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Cascade Unitarian Universalist Fellowship

1550 Sunset Highway, East Wenatchee, WA 98802 | (509) 886-4023 | www.cascadeuu.org

UPDATE ON WSDOT PLANS

On Monday, February 12, 2024, Steve Clem met with WSDOT representatives at the church property. President Julie McAllister attended the initial 15 minutes of the meeting for introductions and preliminary discussions.

WSDOT's SR-28 - Sunset Highway Project was scheduled to have the project right-of-way approved during this legislative session. The "taking" of CUUF property is the same as previously reported. The entire church building will be acquired and demolished through condemnation. Only the land sufficient for the expanded ROW will be acquired by WSDOT, rather than all the property underlying the entire church building. The Blue House will be impacted by the new proximity of the highway to the front door. The access to the property will be reconstructed to accommodate the expanded highway. The asphalt parking areas will be impacted.

The actual construction of the Project is now set for the **2028-2029** construction season.

Steve requested – and WSDOT agreed – to make CUUF a priority. WSDOT will obtain its appraisal for "just compensation" and make CUUF a formal offer ahead of other properties. It is anticipated this will occur in late summer or early fall of 2024. This will provide CUUF notice of the additional money CUUF will have for the construction/purchase of a new building. This amount offered by WSDOT offer is subject to negotiation and appeal.

The meeting's purpose was for WSDOT to formally advise CUUF in writing of its intent to acquire CUUF property and its relocation rights.

· CUUF is eligible for payment of its relocation costs (not acquisition) after receiving a formal offer. All relocation costs need to be reviewed and approved by WSDOT.

- Relocation costs include up to \$2,500 in costs incurred for searching for a new location (including reimbursements for time and mileage).
- Up to \$5,000 in consulting costs to determine alternate location feasibility, renovation/repair requirements, and estimates.
- Up to \$50,000 for renovation/repairs, such as relocating walls/partitions, adding fresh air exchange, and ADA compliance for entries and bathrooms.
- WSDOT will also pay for the removal and installation of currently owned personal property, such as sound systems, video systems, cameras, etc.
- If the current personal property is inadequate for the new location, WSDOT can cover a portion of the cost of CUUF's purchase of upgraded equipment.
- CUUF will also be reimbursed for expenses incurred for discarding old letterhead stationary and other printed materials with the "old" address, as well as digital documents.

· Only relocation costs incurred AFTER the formal offer of just compensation is made by WSDOT are eligible for payment. If CUUF believes that it has found "the new property" or believes there are feasibility costs CUUF needs to incur, CUUF was strongly encouraged to contact WSDOT before incurring any expenses or making commitments for the property.

- CUUF will be assigned a WSDOT "relocation agent" to assist CUUF in working through the process and to assure that all eligible relocation expenses have been covered or reimbursed.
- Steve informed WSDOT that CUUF has realtors searching for potential new locations. WSDOT will also look for new locations after the formal compensation offer is made.

After Steve asked some "value" questions about the CUUF properties, the WSDOT representatives encouraged CUUF to make sure the appraiser knows:

- The Blue House serves as additional meeting rooms and storage for CUUF. The loss of the church building and relocation of CUUF's church to another location would result in the loss of these Blue House uses, and should be considered when determining just compensation.
- CUUF has within the last two years added the fresh air exchange system, new HVAC equipment, and a new roof to the church building.
- To what extent the sound, video, and camera systems – including cabling connectivity - cannot be removed and relocated to a new building?

Steve Clem